



**JOHN COUCH**  
THE ESTATE AGENT

13 Seaway Court  
Seaway Lane Torquay Devon  
**£495,000 Leasehold**



# 13 Seaway Court Seaway Lane Torquay Devon TQ2 6RJ

## £495,000 Leasehold



**With stunning bay and coastal views, the apartment forms part of a landmark building enjoying a sea front location, situated to the ground floor, its accommodation offering three bedrooms**

Entrance hall ■ Sitting/dining room ■ Balcony ■ Kitchen  
3 bedrooms ■ En-suite bathroom ■ Shower room  
Single garage ■ Gardens for the residents enjoyment

### FOR SALE LEASEHOLD

With a truly extensive panorama that follows the curve of the bay, this spacious ground floor apartment offers easy living and a relaxed lifestyle in a prime seafront location.

### LOCATION

Seaway Court is a well-respected development conveniently located next to the Grand Hotel, adjacent to the level sea front promenade and within walking distance of the Marina, town centre, restaurants and the sandy beach at Torre Abbey Sands. There are excellent public transport links and Torquay railway station is very close by. Local facilities are available at Walnut Road and Old Mill Road with the 450 acre Cockington Estate, famous for its thatched cottages, listed pub and extensive network of footpaths is only a short distance away.

### INTERIOR

From the smart communal entrance the front door opens to a wide hallway where there is a cloaks storage cupboard. To the right a door opens to the living room where you are immediately drawn to the fabulous sea views. This spacious room is naturally zoned to provide separate dining and seating areas and has windows and patio doors running the full width of the room framing the views into the bay and around the coastline. The fully fitted kitchen leads off the living room and enjoys the same extensive sea views through a wall of picture windows.

The kitchen is fully fitted with some integrated appliances and there is space and plumbing for a washing machine, a store cupboard and a deep recess suitable for a fridge/freezer. Returning to the hallway are three double bedrooms and a family bathroom with a corner shower unit. The bedrooms all overlook the front aspect of the building and the principal bedroom has fitted wardrobes and an en-suite bathroom with shower over the bath, bedroom two also has fitted cupboards.

### OUTSIDE

From the sitting room patio doors open to a superb covered balcony that runs the full width of the apartment allowing space for relaxation and dining al-fresco whilst enjoying the superb views across the gardens to the bay beyond. The gardens of Seaway Court, which are for the exclusive use of the residents, sit adjacent to the seafront promenade and have communal seating for peaceful contemplation and a hard-court tennis court for the more energetic. There is a single garage set in a block and visitor parking. A pedestrian footpath from the garage area provides easy access to the Grand Hotel and the Railway Station.

### AREA

Enviably located within a large sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline,

iconic palm trees, sandy beaches and historic pier, all enhanced by the International Marina and a good range of shops, galleries, cafes and restaurants. The area has many beaches with an array of water sports and fishing also available. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

### COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

**SERVICES** Mains water, electricity and drainage are connected, subject to the necessary authorities and regulations. Electric heating with storage heaters.

**BROADBAND** Standard, Ultrafast (estimated OFCOM data)  
**MOBILE PHONE COVERAGE** 02, EE, 3, Vodafone (estimated OFCOM data)

**CURRENT PROPERTY TAX BAND F** (Payable 2024/20245 £3225.23).

**CURRENT MAINTENANCE/LENGTH OF LEASE** £3,890.00 and £10 ground rent per annum. remaining period of 200 year lease from 1<sup>st</sup> January 1973, residents own a share of the freehold. Pets with permission. Short term lets are allowed but holiday letting is not permissible.

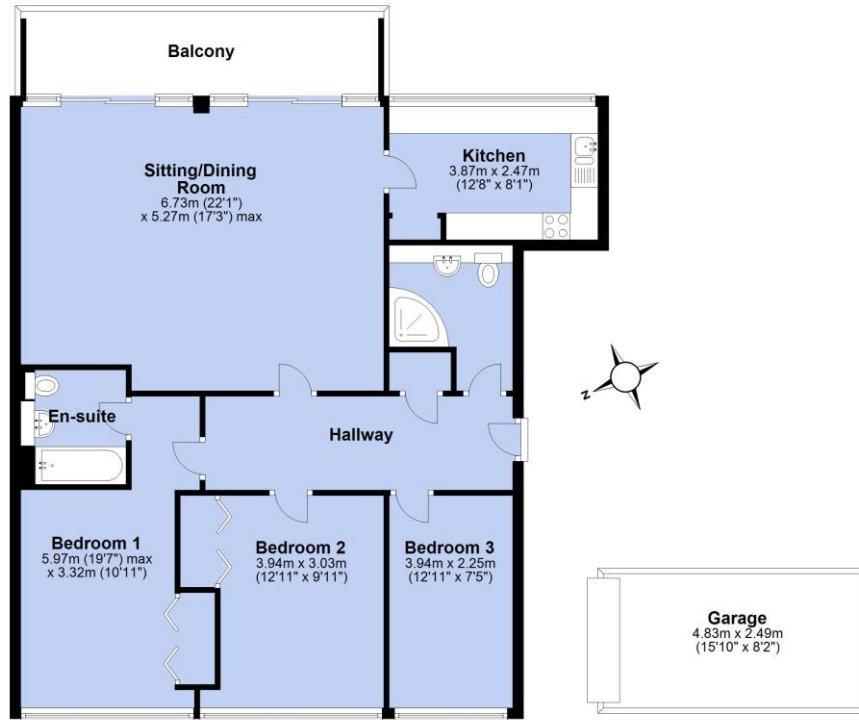
**VIEWING BY APPOINTMENT ONLY**







**Ground Floor**  
Approx. 105.9 sq. metres (1139.5 sq. feet)



Total area: approx. 105.9 sq. metres (1139.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(71-80)	C		
(61-70)	D		
(51-60)	E		
(41-50)	F		
(31-40)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.